ICBOC Capital Improvement Program Update

September 10, 2019

MIRACOSTA COLLEGE

AGENDA

- Program Status Summary
- Standing Reports
  - Status of Design
  - Status of Construction
  - Status of Contracts Let
  - Status of Finance (Cost to Date)
- Q&A

Program Schedule Summary

Active Projects = 18
Completed = 2

Program Financial Summary

(as of July 31, 2019)

STATUS OF DESIGN

STATUS OF DESIGN

- **In Design**
  - **Oceanside: New Parking Lot 5A, PV & Tennis Support Building, New Gym Building and New Allied Health Building**
  - **Oceanside: New Chemistry & Biotechnology Building**
  - **Oceanside: New Student Services Building**
  - **Oceanside: B1000 Administration Renovation**
  - **San Elijo: B200 Modernization**
  - **San Elijo: B100 Renovation**
  - **CLC: Buildings A + B Renovation**

OC DESIGN BUILD PROJECTS

Design-Build Project Packages

- <u>Health and Wellness Hub</u>
  - New Parking Lot 5A and Tennis Court Support Building
  - New Gym Building
  - New Allied Health Building
- New Chemistry & Biotech Building
- New Student Services Building

OC NEW PARKING LOT 5A, PV & TENNIS SUPPORT BUILDING

- **Phase:** Criteria Development
- **Delivery Method:** Design-Build
- **Current Budget:** $16.9M
- **Criteria Architect:** Lionakis

- **Schedule:** Criteria Design: Nov. 2018 – Apr. 2019; Complete
  DBE Procurement: Dec. 2019 – Sept. 2019
  DBE-Design: Sept. 2019 – March 2020
  DSA: March 2020 – Aug. 2020
  Final GMP Contract: Sept. 2020 – Oct. 2020
  DBE-Construction: Nov 2020 – July 2021
  Closeout: Aug. 2021 – Oct. 2021

- **Scope**: A new parking Lot will provide 500+ additional parking spaces and will be located near the main entrance to the campus. The parking lot will include photovoltaic shade structure system and charging stations. The new tennis support building will provide the tennis courts with adequate storage, restroom facilities and house a relocated transformer to power the tennis court lighting.

- **Status**: Criteria document is complete and Design-Build Entity contract is on the Board of Trustees agenda for approval at the September 2019 board meeting.

OC NEW PARKING LOT 5A, PV & TENNIS SUPPORT BUILDING

Project Budget as of July 31, 2019

OC NEW GYM BUILDING

- **Phase:** Criteria Development
- **Delivery Method:** Design-Build
- **Current Budget:** $37.1M
- **Criteria Architect:** Lionakis
- **Building SQ FT:** 35,000 SQ FT

- **Schedule:** Criteria Design: Nov. 2018 – Apr. 2019; Complete
  DBE Procurement: Dec. 2018 – Sept. 2019
  DBE-Design: Sept. 2019 – Sept. 2020
  DSA: Sept. 2020 – May 2021
  Negotiate: May 2021 – Aug. 2021
  DBE-Construction: Aug. 2021 – May 2023
  Closeout: May 2023 – July 2023

- **Scope**: The new Gymnasium will replace the existing gym buildings and provide a consolidated location for the new gymnasium, athletics instruction spaces, and the Wellness Center. The facility will also include locker rooms, equipment storage, and a multi-purpose studio.

- **Status**: Criteria document is complete and Design-Build Entity contract is on the Board of Trustees agenda for approval at the September 2019 board meeting.

OC NEW GYM BUILDING

Project Budget as of July 31, 2019

OC NEW ALLIED HEALTH BUILDING

- **Phase:** Criteria Development
- **Delivery Method:** Design-Build
- **Current Budget:** $27.98M
- **Criteria Architect:** Lionakis
- **Building SQ FT:** 20,450 SQ FT

- **Schedule:** Criteria Design: Nov. 2018 – Apr. 2019; Complete
  DBE Procurement: Dec. 2018– Sept. 2019
  DBE-Design: Sept. 2019 – Sept. 2020
  DSA: Sep. 2020 – May 2021
  Final GMP Contract: May 2021 – Aug. 2021
  DBE-Construction: Aug. 2021 – Nov. 2022
  Closeout: Nov. 2022 – Jan. 2023

- **Scope:** A new facility will provide a consolidated location and appropriate facilities for all of the Allied Health programs. Preliminary program includes state-of-the-art simulation spaces, including patient and operating rooms, as well as hands-on skills labs and classrooms. The master plan assumes a single story building whose design is coordinated with the new gym complex to crate a unified campus and design aesthetic.

- **Status:** Criteria document is complete and Design-Build Entity contract is on the Board of Trustees agenda for approval at the September 2019 board meeting.

OC NEW ALLIED HEALTH BUILDING

Project Budget as of July 31, 2019

OC NEW CHEMISTRY & BIOTECHNOLOGY BUILDING

- **Phase:** Criteria Development
- **Delivery Method:** Design-Build
- **Current Budget:** $35.98M
- **Criteria Architect:** Lionakis
- **Building SQ FT:** 20,630 SQ FT

- **Schedule:** Criteria Design: Nov. 2018 – July 2019; Complete
  DBE Procurement: June 2019 – Oct. 2019
  DBE-Design: Oct. 2019 – Jan. 2021
  DSA: Jan. 2021 – July 2021
  Final GMP Contract: July 2021 – Nov. 2021
  DBE-Construction: Nov. 2021 – Sept. 2023
  Closeout: Sept. 2023 – Nov. 2023

- **Scope**: The new Chemistry and Biotechnology Building will provide a state-of-the-art facility with new chemistry and biochemistry labs and two 40-seat flexible classrooms. As the district's Biotechnology program expands into a Baccalaureate degree program, the building will provide needed space for growth. The project will be the major component of the Science, Technology, Engineering and Mathematics (STEM) quad and plaza.

- **Status**: Criteria document is complete and the Design-Build Entity procurement is on-going.

OC NEW CHEMISTRY & BIOTECHNOLOGY BUILDING

Project Budget as of July 31, 2019

OC NEW STUDENT SERVICES BUILDING

- **Phase:** Criteria Development
- **Delivery Method:** Design-Build
- **Current Budget:** $54.1M
- **Criteria Architect:** Gensler
- **Building SQ FT:** 39,040 SQ FT

- **Schedule:** Criteria Design: Nov. 2018 – July 2019; Complete
  DBE Procurement: Apr. 2019 – Oct. 2019
  DBE-Design: Oct. 2019 – Sept. 2020
  DSA: Sept. 2020 – May 2021
  Final GMP Contract: May 2021 – Aug. 2021
  DBE-Construction: Aug. 2021 – Mar. 2023
  Closeout: Mar. 2023 – May 2023

- **Scope:** The new Student Services facility will consolidate student service functions currently scattered throughout the campus to a single, one-stop shop, and will include a new home for the Veterans Center. Located at the current Pedley Park, the new building is strategically located to act as a gateway building for the campus, providing a much-needed sense of entry and easy wayfinding for new or prospective students. Currently proposed as a two-story structure, the building will also allow access and entry from the street level for visitors and campus promenade level for current students.

- **Status:** Criteria document is complete and the Design-Build Entity procurement is in it's final stages.

OC NEW STUDENT SERVICES BUILDING

Project Budget as of July 31, 2019

OC B1000 ADMINISTRATION RENOVATION

- **Phase:** Design
- **Delivery Method:** Design-Bid-Build
- **Current Budget:** $13.4M
- **Architect:** Little Architects
- **Building SQ FT:** 18,800 SF

- **Schedule:** Design: Jun. 2018 – Jan. 2020
  DSA: Feb. 2020 – June 2020
  Bid/Award: June 2020 – Sept. 2020
  Construction: Sept. 2020 – Nov. 2021
  Closeout: Dec. 2021 – Jan. 2022

- **Scope:** This project consists of renovating the entire building to increase capacity and replacing MEPs with a new floor layout. Project will also include temporary portables as swing space. For renovation projects interior spaces will be re-programmed, major work will be completed on the interior walls and finishes will be upgraded.

- **Status:** Design development continues. User group meetings regarding both B1000 and the required swing space are on-going.

OC B1000 ADMINISTRATION RENOVATION

Project Budget as of July 31, 2019

SAN B200 MODERNIZATION

- **Phase:** Design
- **Delivery Method:** Design-Bid-Build
- **Current Budget:** $3.5M
- **Architect:** SGPA Architecture
- **Building SQ FT:** 10,413 SF

- **Schedule:** Design: Feb. 2019 – Sept. 2019
  DSA: Sept. 2019 – Nov. 2019
  Bid/Award: Nov. 2019 – Jan. 2020
  Construction: Jan. 2020 – Aug. 2020
  Closeout: Aug. 2020 – Oct. 2020

- **Scope**: Full building modernization, along with mechanical, electrical and plumbing system replacements, new finishes and FF&E. The building houses classrooms for arts and letters, restrooms, and also has a large multipurpose room.

- **Status:** Design is wrapping up. Design and constructability reviews were at the end of August and documents are being prepared for submittal to DSA on September 24th.

SAN B200 RENOVATION

Project Budget as of July 31, 2019

SAN B100 RENOVATION

- **Phase:** Design
- **Delivery Method:** Design-Bid-Build
- **Current Budget:** $5.3M
- **Architect:** PBK Architecture
- **Building SQ FT:** 14,020 SF

- **Schedule:** Design: May 2019 – Jan. 2020
  DSA: Jan. 2020 – Apr. 2020
  Bid/Award: Apr. 2020 – July 2020
  Construction: July 2020 – Feb. 2021
  Closeout: Feb. 2021 – Apr. 2021

- **Scope**: B100 is the Library building in San Elijo. This project will include renovation to tutoring spaces, computer labs, offices, restrooms, and AV/IT spaces. Remaining portions of the building, mostly the library, will receive a light modernization.

- **Status:** Currently the project is in the Construction Document phase of design.

SAN B100 RENOVATION

Project Budget as of July 31, 2019

CLC BUILDINGS A + B RENOVATION

- **Phase:** Design
- **Delivery Method:** Design-Bid-Build
- **Current Budget:** $11.4 M
- **Architect:** SGPA Architects
- **Building SQ FT:** 38,505 SF

- **Schedule:** Design: Mar. 2019 – Mar. 2020
  DSA: Mar. 2020 – July 2020
  Bid/Award: July 2020 – Oct. 2020
  Construction: Dec. 2020 – Aug. 2021
  Closeout: Sept. 2021 – Nov. 2021

- **Scope**: This project will include approximately 9,000sf of renovation to the area where Student Services was previously located. Academic Services, the library, faculty offices, and California Adult Education Program will all be significant parts of the remodel portion. The remaining portion of the buildings, is approximately 29,500 sf of primarily classroom space, and will undergo a modernization.

- **Status**: This project is currently in the Design Development phase of design.

CLC BUILDINGS A + B RENOVATION

Project Budget as of July 31, 2019

STATUS OF CONSTRUCTION

STATUS OF CONSTRUCTION

- **In Bid & Award**
  - **CLC: New Student Services Building**
- **In Construction**
  - **Oceanside: Athletic Field Renovation**
  - **San Elijo: B300 Modernization**
  - **San Elijo: B500 Modernization**
  - **San Elijo: New Student Services and Administration Building**
  - **CLC: New Monument Sign and Entryway**

CLC NEW STUDENT SERVICES BUILDING

- **Phase:** Bid and Award
- **Delivery Method:** Design-Bid-Build
- **Current Budget:** $12.3M
- **Architect:** Lord Architecture
- **Building SQ FT:** 9,910 SF

- **Schedule:** Design: Mar. 2018 – Feb. 2019; Complete
  DSA: Feb. 2019 – June 2019; Complete
  Bid/Award: July 2019 – Sept. 2019
  Construction: Sept. 2019 – Oct. 2020
  Closeout: Nov. 2020 – Jan. 2021

- **Scope:** The new Student Services Building will provide student friendly space that consolidates student study and resource spaces along with staff space into a single dynamic environment that is required to properly serve the needs of the CLC. A new quad is being constructed between the Student Services building and the existing A & B buildings.

- **Status:** Bids were received from three (3) prequalified general contractors in late August 2019. A letter was received by the District from one of the bidders of which the District and legal counsel are currently reviewing. After review is completed next steps for project will be determined.

CLC NEW STUDENT SERVICES BUILDING

Project Budget as of July 31, 2019

CLC NEW STUDENT SERVICES BUILDING

OC ATHLETIC FIELD RENOVATION

- **Phase:** Construction
- **Delivery Method:** Design-Bid-Build
- **Current Budget:** $9.95M
- **Architect:** LPA
- **Building SQ FT:** 2,100 SF
- **Schedule:** Design: June 2018 – Dec. 2018; Complete
  DSA: Dec. 2018 – Mar .2019; Complete
  Bid/Award: Apr. 2019– June 2019; Complete
  Construction: July 2019 – Aug. 2020
  Closeout: Aug. 2020 – Nov. 2020

- **Scope:** This project consists of replacing the existing track and field as well as replacing the existing storage building with a restrooms, changing facility and storage. The removal of the existing track will facilitate the addition of an international sized soccer field and a multi-purpose field in its place. A walking/jogging path will be located around the perimeter of the athletic fields.

- **Status:** Construction work continues. All demolition is completed and current activities includes underground utilities installation and rough grading.

OC ATHLETIC FIELD RENOVATION

Project Budget as of July 31, 2019

OC ATHLETIC FIELD RENOVATION

OC ATHLETIC FIELD RENOVATION

SAN B300 MODERNIZATION

- **Phase:** Closeout
- **Delivery Method:** Design-Bid-Build
- **Current Budget:** $2.7M
- **Architect:** Architects Mosher Drew
- **Building SQ FT:** 7,377 SF
- **Schedule:** Design: Sept. 2017- June 2018; Complete
  DSA: July 2018 – Sept. 2018; Complete
  Bid/Award: Oct. 2018 – Dec. 2018; Complete
  Construction: Jan. 2019 – Aug. 2019; Complete
  Closeout: Aug. 2019 – Oct. 2019

- **Scope**: Full building modernization, along with mechanical, electrical and plumbing building system replacements, and building exterior element replacements. For modernization projects interior spaces will not be re-programmed, minor work will be completed on interior walls and finishes will be upgraded.

- **Status**: This project was completed ahead of the fall semester and is now being utilized for classes. DSA closeout is in process.

SAN B300 RENOVATION

Project Budget as of July 31, 2019

SAN B300 MODERNIZATION

SAN B500 RENOVATION

- **Phase:** Construction
- **Delivery Method:** Design-Bid-Build
- **Current Budget:** $3.5M
- **Architect:** Little Architecture
- **Building SQ FT:** 7,790 SF

- **Schedule:** Design: Aug. 2018 – Feb. 2019; Complete
  DSA: Mar. 2019 – Apr. 2019; Complete
  Bid/Award: May 2019 – June 2019; Complete
  Construction: July 2019 – Dec. 2019
  Closeout: Dec. 2019 - Jan. 2020

- **Scope**: Full building modernization and moderate renovation, along with mechanical, electrical and plumbing system replacements, new finishes and FF&E.

- **Status:** Construction is ongoing. As of early September, framing and rough in for the mechanical, electrical and plumbing scopes of work is taking place.

SAN B500 RENOVATION

Project Budget as of July 31, 2019

SAN B500 RENOVATION

SAN NEW STUDENT SERVICES AND ADMINISTRATION BUILDING

- **Phase:** Construction
- **Delivery Method:** Design-Bid-Build
- **Current Budget:** $12.4M
- **Architect:** Little Architecture
- **Building SQ FT:** 10,770 SF
- **Schedule:** Design: Mar. 2018 – Feb. 2019; Complete
  DSA: Feb. 2019 – May 2019; Complete
  Bid/Award: June 2019 – Aug. 2019; Complete
  Construction: August 2019 – August 2020
  Closeout: August 2020 – October 2020

- **Scope**: The Student Services & Administration Building will provide a new gateway and face of the San Elijo Campus. It will replace the existing Administration building and consolidate all of the student services operations under one roof. The new building will provide administrative offices and meetings spaces that will allow staff to properly serve the student body. An ADA compliant student drop off will also be installed at the entry to the San Elijo campus as part of this project.
- **Status**: Construction started in late August. Site clearing and compaction grouting activities will be taking place in September.

SAN NEW STUDENT SERVICES BUILDING

Project Budget as of July 31, 2019

SAN NEW STUDENT SERVICES AND ADMINISTRATION BUILDING

CLC NEW MONUMENT SIGN AND ENTRYWAY

- **Phase:** Construction
- **Delivery Method:** Design-Bid-Build
- **Current Budget:** $1.2M
- **Architect:** WLC Architecture

- **Schedule:** Design: Aug. 2018 – Dec. 2018; Complete
  DSA: Jan. 2019 – Feb. 2019; Complete
  Bid/Award: Feb. 2019 – April 2019; Complete
  Construction: May 2019 – Dec. 2019
  Closeout: Dec. 2019 – Mar. 2019

- **Scope**: A new monument sign/entry structure to provide a sense of arrival to the campus and a means of wayfinding.

- **Status**: Construction activities are nearing completion for all items except the monuments. Due to extended manufacturing times, the specialty material for the monuments is not expected to be ready unit late fall. The monuments will be installed once received to finish the project.

CLC NEW MONUMENT SIGN AND ENTRYWAY

Project Budget as of July 31, 2019

CLC NEW MONUMENT SIGN AND ENTRYWAY

CLC NEW MONUMENT SIGN AND ENTRYWAY

STATUS OF CONTRACTS LET

STATUS OF CONTRACTS LET – In Process

- **Design-Build Request for Qualifications and Proposals (RFQ/Ps)**
  - Oceanside Health and Wellness Hub: New Parking Lot 5A & Tennis Court Support Building, New Gym Building and New Allied Health Building
  - Oceanside New Student Services Building
  - Oceanside New Chemistry and Biotechnology Building

- **Request for Task Order Proposals (RFTOPs)**
  - Oceanside Parking Lot 4C & 2B Geotechnical Services
  - Oceanside Parking Lot 4C & 2B Survey Services

STATUS OF CONTRACTS LET - Upcoming

- **Request for Qualifications (RFQs)**
  - **Districtwide Integrated Automation System Providers**

STATUS OF FINANCE
(Cost to Date)

STATUS OF FINANCE (Cost to Date)

- **Master Program Budget**
  - **See attached report**
- **Review Commitments & Expenditures - As of July 31, 2019**
  - **See attached report**
  - **Commitments - $54.4M**
  - **Expenditures - $30.4M**

CAPITAL IMPROVEMENT PROGRAM COST SAVING MEASURES

- **District direct purchase Program Management Office set-up items (furniture, copier, etc.) versus lease for duration of contract and/or program**
  - **Estimated rough order magnitude savings over life of program $25,000**
- **No markup on professional services consultant reimbursables**
  - **Estimated rough order magnitude savings over life of program $75,000 - 100,000**
- **Move forward with previous architect and engineering teams for design of San Elijo B300 and B600 Modernizations**
  - **Estimated rough order magnitude savings of $100,000**
- **Single firm perform both Program and Construction Management Services**
- **Project scope validation and value engineering on all projects**
- **Strategic selection of alternative delivery methods (i.e. design-build)**

Questions